

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Preserve

Balance Sheet

As of 4/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Capital Projects Fund - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	13,094	0	0	0	0	13,094
Investments - Revenue 2017 (2000)	0	241,898	0	0	0	241,898
Investments - Interest 2017 (2001)	0	23	0	0	0	23
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	458	0	0	458
Investments - Cost of Issuance 2017 (2006)	0	0	0	0	0	0
Accounts Receivable-Other	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Construction Work In Progress	0	0	0	10,765,027	0	10,765,027
Amount To Be Provided-Debt Service	0	0	0	0	9,630,000	9,630,000
Total Assets	13,094	552,599	458	10,765,027	9,630,000	20,961,178
Liabilities						
Accounts Payable	1,511	0	0	0	0	1,511
Due to Developer	0	0	2,183,116	0	0	2,183,116
Due To General Fund	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	0	9,630,000	9,630,000
Total Liabilities	1,511	0	2,183,116	0	9,630,000	11,814,627
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	544,955	(1,143,268)	0	0	(598,314)
Fund Balance-Unreserved	(14,444)	0	0	0	0	(14,444)
Investment In General Fixed Assets	0	0	0	10,765,027	0	10,765,027
Other	18,692	7,644	(1,039,390)	0	0	(1,013,053)
Total Fund Equity & Other Credits	4,248	552,599	(2,182,658)	10,765,027	0	9,139,216
Total Liabilities & Fund Equity	5,759	552,599	458	10,765,027	9,630,000	20,953,843

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	83,703	0	(83,703)	(100)%
O&M Assessments - Off Roll	228,375	47,871	(180,504)	(79)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,160,857	1,973,619	1,054 %
Other Miscellaneous Revenues				
Miscellaneous	0	1,525	1,525	0 %
Total Revenues	<u>499,315</u>	<u>2,263,963</u>	<u>1,764,648</u>	<u>353 %</u>
Expenditures				
Financial & Administrative				
District Manager	42,500	19,833	22,667	53 %
District Engineer	5,000	5,603	(603)	(12)%
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	6,000	0	6,000	100 %
Assessment Roll	0	1,600	(1,600)	0 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	5,500	2,000	3,500	64 %
Postage, Phone, Faxes, Copies	150	35	115	77 %
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	560	1,940	78 %
Bank Fees	400	106	294	73 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	0	150	100 %
Website Administration	1,200	2,200	(1,000)	(83)%
Legal Counsel				
District Counsel	12,500	1,212	11,288	90 %
Utility Services				
Street Lights	74,790	2,981	71,809	96 %
Other Electric Services	18,000	1,104	16,896	94 %
Potable Water Utility Services	5,000	2,434	2,566	51 %
Other Physical Environment				
Waterway Management System	19,000	12,580	6,420	34 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	34,011	177,239	84 %
Miscellaneous Repairs & Maintenance	15,000	12,753	2,247	15 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Capital Improvements	0	2,135,907	(2,135,907)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	6,000	681	5,319	89 %
Recreation Facility Maintenance	2,500	1,229	1,271	51 %
Recreation Equipment Maintenance	3,500	0	3,500	100 %
Pool Operations & Maintenance	18,000	1,552	16,448	91 %
Security System	1,200	29	1,171	98 %
Total Expenditures	<u>499,315</u>	<u>2,245,270</u>	<u>(1,745,955)</u>	<u>(350)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>18,692</u>	<u>18,692</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(14,444)	(14,444)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, End of Period	<u>0</u>	<u>4,248</u>	<u>4,248</u>	<u>0%</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	618,188	0	(618,188)	(100)%
DS Assessments - Off Roll	0	91,446	91,446	0 %
DS Assessments - Developer	0	140,010	140,010	0 %
Interest Earnings				
Interest Earnings	0	5,283	5,283	0 %
Total Revenues	<u>618,188</u>	<u>236,738</u>	<u>(381,450)</u>	<u>(62)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	458,188	229,094	229,094	50 %
Principal Payments	160,000	0	160,000	100 %
Total Expenditures	<u>618,188</u>	<u>229,094</u>	<u>389,094</u>	<u>63 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>7,644</u>	<u>7,644</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	<u>0</u>	<u>552,599</u>	<u>552,599</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,354	2,354	0 %
Total Revenues	<u>0</u>	<u>2,354</u>	<u>2,354</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,041,744	(1,041,744)	0 %
Total Expenditures	<u>0</u>	<u>1,041,744</u>	<u>(1,041,744)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,039,390)</u>	<u>(1,039,390)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(1,143,268)	(1,143,268)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(2,182,658)</u></u>	<u><u>(2,182,658)</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets	0	10,765,027	10,765,027	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>10,765,027</u>	<u>10,765,027</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>10,765,027</u></u>	<u><u>9,723,283</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	8,854.08
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	4,240.26
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	13,094.34
Balance Per Books	<u>13,094.34</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	136550	4/30/2019	Off Roll - Blk 06 Lot 07	628.19
	136554	4/30/2019	Off Roll - Blk 01 02 Lot 23 24 01 02	2,198.64
	136672	4/30/2019	Off Roll - Blk 03 05 Lot 02 03	<u>1,413.43</u>
Outstanding Deposits				<u><u>4,240.26</u></u>

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1393	3/19/2019	Series 2017 FY19 Off Roll Homeowners Lots	1,500.00	Cypress Preserve CDD
1396	3/27/2019	Series 2017 FY19 Off Roll Homeowners Lots	1,500.00	Cypress Preserve CDD
1394	4/1/2019	System Generated Check/Voucher	2,945.41	Meritus Districts
1395	4/1/2019	System Generated Check/Voucher	9.31	Southern Automated Access Services, Inc
1397	4/4/2019	System Generated Check/Voucher	202.15	Pasco County Utilities
1398	4/4/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1399	4/11/2019	System Generated Check/Voucher	2,000.00	Grau and Associates
1400	4/11/2019	System Generated Check/Voucher	240.00	Spearem Enterprises, LLC
1401	4/11/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1402	4/11/2019	System Generated Check/Voucher	1,357.14	Withlacoochee River Electric Cooperative, Inc.
1403	4/18/2019	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
1404	4/18/2019	System Generated Check/Voucher	150.00	Gary Joiner Pasco County Property Appraiser
1405	4/18/2019	System Generated Check/Voucher	1,274.09	Pasco County Utilities
1406	4/18/2019	System Generated Check/Voucher	1,045.00	Spearem Enterprises, LLC
1407	4/18/2019	System Generated Check/Voucher	5,483.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1408	4/22/2019	System Generated Check/Voucher	502.00	Southern Automated Access Services, Inc
Cleared Checks/Vouchers			22,210.43	
			22,210.43	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	135588	3/29/2019	Off Roll - Blk 03 05 Lot 05 01	1,413.43
	135852	4/2/2019	Off Roll - Blk 05 06 Lot 07 01	1,256.38
	136145	4/10/2019	Off Roll - Blk 05 Lot 10	628.19
	136149	4/10/2019	Off Roll - Blk 04 06 Lot 05 04	1,413.43
	1698	4/15/2019	Pool Pass - Hanna	25.00
	CR078	4/15/2019	Pool Pass - Hanna	0.00
	1273	4/22/2019	Developer Funding - 04.22.19	432,077.69
	717	4/22/2019	Annual Clubhouse Rental Fee - Negrón	1,500.00
				<hr/>
Cleared Deposits				438,314.12
				<hr/> <hr/>

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
01 1826 022819	4/26/2019	wire transfer	(176,350.12)
RA022819	4/26/2019	wire transfer	(214,867.45)
RA123118	4/26/2019	wire transfer	<u>(41,860.12)</u>
Cleared Other Cash Items			<u><u>(433,077.69)</u></u>

